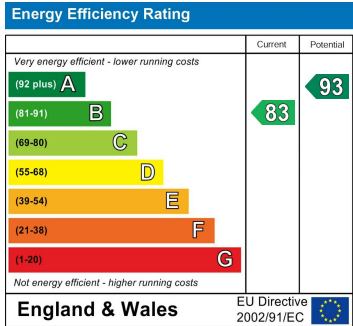


Floor Plan



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee (as to their operability or efficiency) can be given.  
Made with Metreplex C2025

EPC



**DISCLAIMER**  
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing**  
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering**  
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances**  
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals**  
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

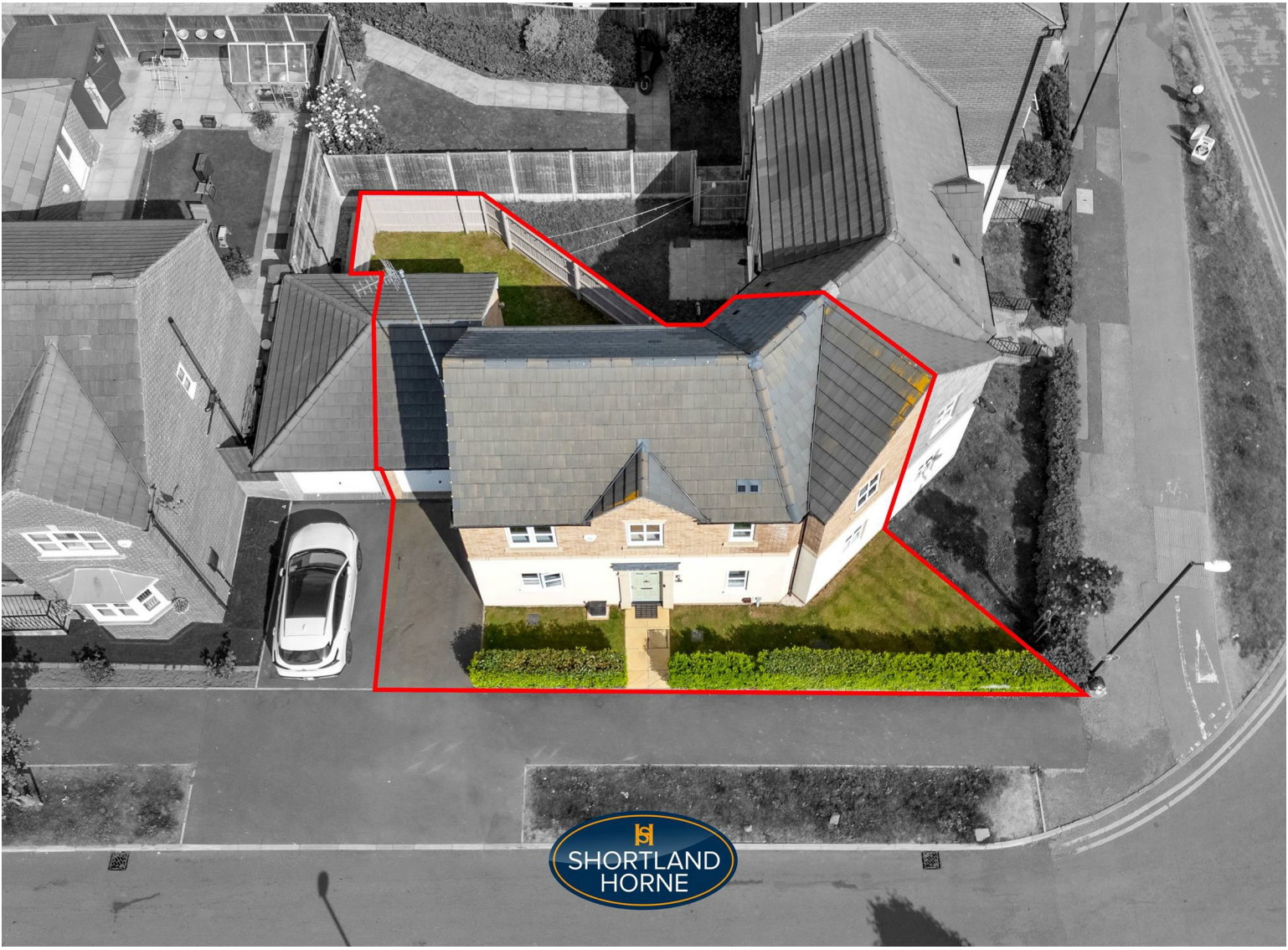
**follow us**  



**follow us**  

**The Pavilion**  
**Copsewood CV3 1QP**





£310,000

Bedrooms 3

Bathrooms 2

Nestled within the sought-after Copsewood estate in Coventry, this modern semi-detached family home offers a perfect blend of comfort and convenience. Built in 2019, the property boasts a contemporary design and is ideal for families seeking a welcoming environment.

On the ground floor you will find a spacious reception room and a well-appointed kitchen, complete with a utility room A convenient W.C. is located just off the hallway. This layout is perfect for both entertaining guests and enjoying family time.

As you ascend to the first floor, you will find a generous master bedroom featuring an ensuite bathroom, providing a private retreat for relaxation. Additionally, there are two further double bedrooms, which are perfect for children, guests, or even a home office. A family bathroom completes this level, ensuring ample facilities for all.

The property also benefits from a lawned rear garden, ideal for outdoor activities and family gatherings. A single garage with parking space in front add to the convenience of this lovely home.

Located close to the University Hospital Coventry and Warwickshire (UHCW), this property is not only well-situated for local amenities but also offers easy access to transport links, making it an excellent choice for both families and professionals alike. This modern three-bedroom home is a fantastic opportunity for those looking to settle in a vibrant community.

- GOOD TO KNOW:
- Tenure: Freehold

Vendors Position: Buying another property

Council Tax Band: C

Parking Arrangements: Single garage and parking space

EPC Rating: B

Total Area: Approx. 922 Sq. Ft.



GROUND FLOOR		Landing	
Hallway		Bathroom	
W.C.		Bedroom 1	11'10" x 8'4"
Utility Room		En-suite	
Kitchen	15'4" x 9'3"	Bedroom 2	9'7" x 8'9"
Living Room	16'7" x 10'9"	Bedroom 3	9'7" x 7'7"
FIRST FLOOR		OUTSIDE	
		Single Garage	